

COULBY MANOR FARM, COULBY NEWHAM, MIDDLESBROUGH, TS8 0RY



- ▲ Offered For Sale with No Forward Chain
- ▲ A Spacious Three Bedroom Detached House
- ▲ Popular Location Offering Good Access to Local Amenities & Schools
- ▲ Private Rear Garden

- ▲ Driveway to Single Garage
- ▲ Open Plan Kitchen Diner & Separate Utility
- ▲ Master Bedroom with Fitted Wardrobes & En-Suite Shower Room

Offers Over £200,000

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Offered for sale with no forward chain, a spacious three bedroom detached house located in this popular area of Coulby Newham offering good access to local amenities and schools. Features include an open plan kitchen diner with separate utility, master bedroom with en-suite shower room and a private rear garden.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With staircase to the first floor.

LOUNGE - 4.21m x 3.73m (13'10" x 12'3")

With fire surround.

OPEN PLAN KITCHEN DINER - 4.66m x 3.34m (15'3" x 10'11")

With a range of fitted wall and floor units, complementing work surface, breakfast bar, electric oven, gas hob, part tiled floor, patio door to the rear garden and under stairs storage cupboard.

UTILITY - 2.32m x 1.27m (7'7" x 4'2")

With plumbing for washing machine and dryer and rear external door.

FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM ONE - 4.45m (14'7") into wardrobes x 4.74m (15'7")

With built-in wardrobe.

EN-SUITE SHOWER ROOM - 1.82m x 1.87m (6' x 6'2")

White suite comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

BEDROOM TWO - 3.07m x 2.63m (10'1" x 8'8")

BEDROOM THREE - 3.87m x 2.50m (12'8" x 8'2")

BATHROOM - 1.90m x 1.96m (6'3" x 6'5")

Three piece suite comprising bath, low level WC, wash hand basin and part tiled walls.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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EXTERNALLY

PARKING & GARDENS - Externally the property is located within a popular area of Coulby Newham and features a driveway leading to a single garage and an open plan front garden. To the rear there is a generous size and private garden with patio and lawned area.

SINGLE GARAGE - 8.24m x 2.54m (27' x 8'4")

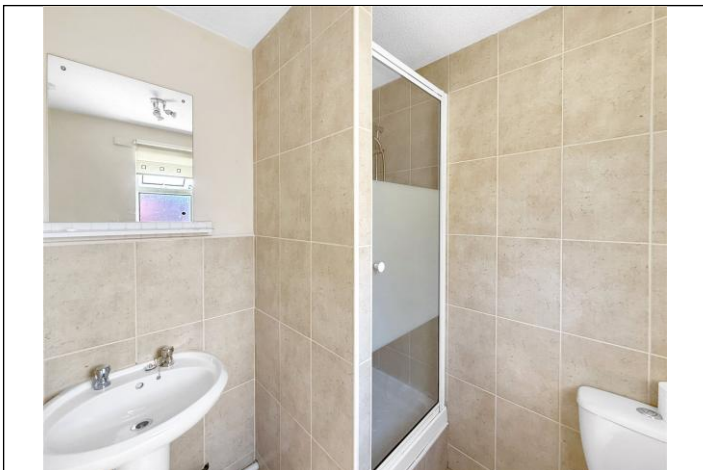
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AGENTS REF: - DP/LS/NUN260389/01072026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**

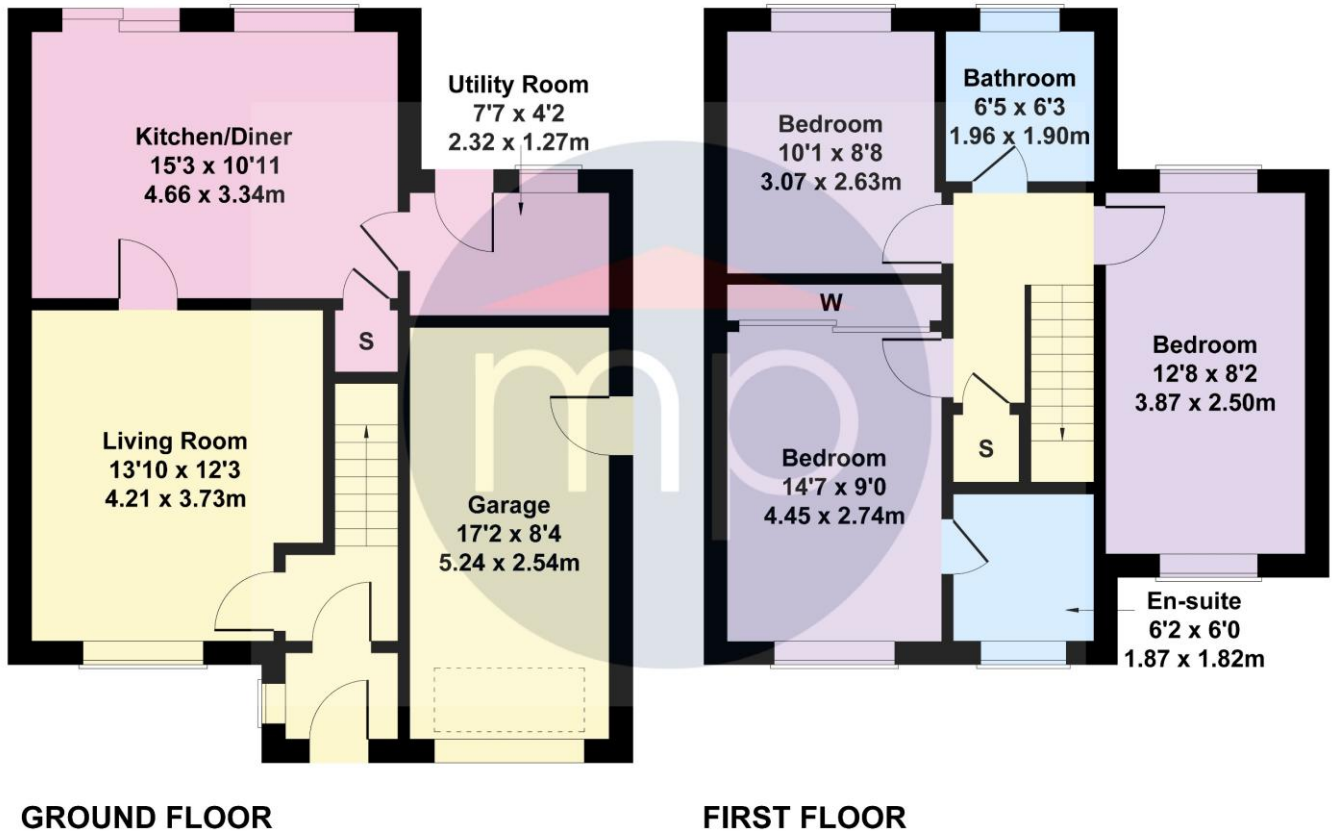


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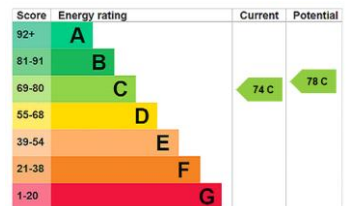
Coulby Manor Farm

Approximate Gross Internal Area
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2026
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